

DRAFT

SITE PLAN FINDINGS FOR
PROPOSED HOTEL DEVELOPMENT AT
HARBOR GATEWAY CENTER
(CPC-97-0278 (ZC) (GPA))

1. **The project complies with all applicable provisions of the Planning and Zoning Code and any applicable specific plan.**
Discussion: Pursuant to Sections 12.14.A.1.(a)(1) and 12.13.5.A.11 of the Planning and Zoning Code, hotel uses are allowed by right within the C2 Commercial Zone which is currently requested for the project site. No portion of the hotel is located within 500 feet from any A or R Zone. The project meets all applicable area, height, and parking requirements and will be compatible with development on neighboring properties, as discussed below in Finding No. 4. There is no specific plan that applies to the project site.
2. **The project is consistent with the General Plan.**
Discussion: The project site is located within the Harbor Gateway District Plan, a part of the City's General Plan. The Harbor Gateway District Plan area is comprised primarily of industrial uses and low to medium density residential development, and also includes areas with commercial uses. The project site is located within the 170-acre Harbor Gateway Center which was previously used for industrial and manufacturing (aerospace) activities and is now planned to be developed with new office, industrial park, and commercial uses. These planned uses are allowed by the existing "Heavy Industrial" land use designation and M3 zoning, but hotel uses are not. A general plan amendment (GPA) and zone change (ZC) are currently being processed for the retail portion of the Harbor Gateway Center to redesignate the area for "Neighborhood and Office Commercial" land uses and C2 zoning, respectively. As such, the proposed hotel use will be consistent with the general plan and zoning designations for the area. The proposed project will complement nearby industrial and office employment uses within the Harbor Gateway District by offering lodging designed primarily for business travelers.
3. **The project is consistent with any applicable adopted redevelopment plan.**
Discussion: There are no adopted redevelopment plans which apply to the project area.

4. The project consists of an arrangement of buildings and structures (including height, bulk and setbacks), off-street parking facilities, loading areas, lighting, landscaping, trash collections, and other pertinent improvements, which is or will be compatible with existing and future development on neighboring properties.

Discussion: The proposed hotel project consists of a single three-story building situated generally within the center of the hotel site. Site parking, access, and landscaping largely surround the subject structure. The height of the hotel building is approximately 42 feet, within a single attached roof tower/sign that extends to approximately 47 feet. The floor area ratio for the project is approximately 0.53:1 which is well below the limitation of 1.5:1. Section 12.14.C of the Planning and Zoning Code indicates that no front, side or rear yards are required in the C2 zone for buildings erected and used exclusively for commercial purposes. Nevertheless, the proposed hotel building is setback from the property line at Denker Avenue by 20 feet and from other surrounding lot lines by at least 75 feet. Section 12.21.A.4(b) of the Planning and Zoning Code sets forth the parking requirements for guest rooms, for which 122 guest rooms would require 66 off-street parking spaces (i.e., one space per guest room for the first 30 rooms, one space per two rooms for the next 30 rooms, and one space per three rooms, for the remaining rooms). The proposed hotel project provides for a total of 160 off-street parking spaces conveniently distributed around the sides of the hotel, and includes five handicapped spaces. Loading space shall be provided onsite in accordance with the applicable requirements. Parking areas and walkways shall be provided with night lighting as appropriate. Although no residential development lies in proximity to the project site, onsite lighting shall be controlled to minimize offsite spill-over. Ornamental landscaping will be provided around the hotel building and in the parking area. Trash bins will be stored at the southwestern end of the site and shall be collected/emptied on a regular basis by a private service. The design and development of the proposed hotel will be compatible with development on neighboring properties. Such properties are vacant, or are in the process of being cleared, and are proposed to be developed with new office, industrial park, and commercial uses. The proposed hotel project is part of the master planned Harbor Gateway Center which provides for integration and coordination of the development of contiguous lots.

add:
close

Del Amo
Montrose
Jones Chemical

What do I lose
with the C-2
zone vs M-2
designation?

5. The project incorporates feasible mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review which would substantially lessen the significant impacts of the project, and/or any additional findings as may be required by CEQA.

Discussion: The Final EIR for the Harbor Gateway Center addresses the environmental impacts associated with ultimate development of the Harbor Gateway Center, and includes mitigation measures for identified significant impacts. Improvements proposed to the local circulation system will mitigate, where feasible, traffic impacts from the proposed hotel project and other uses planned in Harbor Gateway Center. Other relevant mitigation measures from the EIR include compliance with the City Building Code to address potential geotechnical concerns, implementation of erosion control and dust control measures during project construction, observance of the City's noise control requirements related to construction activities, inclusion of exterior lighting controls in the project design, and inclusion of state mandated energy conservation measures in the building design. Appropriate CEQA findings were made in conjunction with previous discretionary actions for Harbor Gateway Center.